

JRPP No: 2017STH011

Development Application 123-2017

Proposed Development: Integrated Development for Neighbourhood 2 Googong Township Subdivision including boundary adjustment, the creation of 932 residential lots, 12 superlots for future subdivision for small lot housing, 15 residual lots for future subdivision of medium and higher density housing and other uses including the Town Centre sites, an education establishment (State K-12 school), fire station, senior housing, sales office, information and education facilities, community facility, recreation area and ancillary infrastructure and local services

Supplementary Report

This Supplementary Report has been prepared following the meeting of the Southern Joint Regional Planning Panel on 8 December 2017. The Panel requested an additional report to address the following issues:

- Part 4 Assessment of existing road corridor on Old Cooma Road
- Clarification of a number of conditions of consent.

These issues have been addressed below.

Part 4 Assessment – Existing Road Corridor

As mentioned in the initial Assessment Report, the proposed development required referral to the NSW Roads and Maritime Services (RMS) being development with frontage to classified road (Old Cooma Road) under Clause 101 and is identified as “traffic generating development” under Clause 104 and Schedule 3 of the policy.

The proposal also involves the construction of two new intersections with external roads – one each on Old Cooma Road and Googong Road. In addition the duplication of the carriage way of Old Cooma Road will be required between the existing intersection of Old Cooma Road/Googong Road and the proposed intersection of Old Cooma Road and Road No.1 (Wellsville Drive) to the south. The road corridor for the duplication of Old Cooma Rd will be approximately 25 metres wide.

As mentioned in the initial Assessment Report, there are no permanent buildings on site and the aboveground built infrastructure is currently limited to the stock fences, interim water supply reservoirs, and water supply infrastructure under construction along Old Cooma Road.

On 12 May 2017 Council received comments on the proposed development from the RMS as follows:

“RMS highlights that in determining the application under Part 4 of the Environmental Planning and Assessment Act, 1979. This includes any works which form part of the proposal and/or any works which are deemed necessary to include as requirements in the conditions of development consent. Depending on the level of environmental assessment undertaken to date and nature of the works, the consent authority may require the developer to undertake further environmental assessment for any ancillary road works.”

RMS makes it clear in their reply to Council that they have not undertaken a review under Part 4 of the EP&A Act and that this should be undertaken by the consent authority.

Council's assessment under Part 4 notes that all potential environmental impacts of the proposed development have been identified and addressed. Issues relating to infrastructure provision, biodiversity, stormwater management, landscaping, design and traffic generation and traffic impact on Old Cooma Road have been addressed.

Based on the submitted SEE, most of the existing trees along the Old Cooma Road Buffer will be retained except for 27 trees that are proposed to be removed where the road duplication works will be carried out. Two of those 27 trees are identified as high value trees and the rest are medium or poor value trees.

Based on the submitted Flora and Fauna Report (Capital Ecology, March 2017), there are no threatened flora and fauna species identified on site including the affected road reserve. The report also stated that the site (including the road reserve) does not contain declared critical habitat for a species, population or ecological community. Landscape plans for public reserves, recreational areas and street tree planting including planting along the Old Cooma Road duplication have been submitted and they are satisfactory. The proposed landscaping is considered to be appropriate and will make a positive contribution to the natural environment of the streetscape.

Council is satisfied that the applicant has taken all reasonable steps to investigate, assess and design the subdivision in a way which retains as many of the mature trees as are practical. Council considers that a reasonable balance has been reached between the number of trees retained and the economic impacts of constructing the subdivision including the duplication of the Old Cooma Road.

The new section of Old Cooma Road duplication will be highlighted with an avenue of Poplars on either side of the carriageway. These shall be offset a minimum of 5m from the edge of the lane of travel in accordance with RMS guidelines for an 80km/hr road, and shall be outside any sightline triangles. Verges and median will be planted with dryland grass. Vegetation types, species selection and planting density have been considered to ensure the corridor and easement meet Asset Protection Zone (APZ) and Essential Energy requirements. Landscape embellishments to Old Cooma Rd will create a sense of arrival to the new township. In addition to feature planting, public art and signage will also establish the entry into the town centre.

The proposed consent includes a condition to supply traffic management plans at construction certificate submission where traffic control devices and systems are required for all intersections within the development for approval by the roads authority to ensure that adequate arrangements are made for traffic and pedestrian safety during construction works along Old Cooma Road corridor. The Construction Management Plan for the management of soil, water, vegetation, waste, noise, vibration, dust, hazards and risk for the construction works is also required to be submitted to Council to ensure that satisfactory measures are in place to provide for environmental management of the construction works.

The proposed works are unlikely to impact on environmental functions and processes, existing and are likely to improve the amenity of adjoining rural and residential properties and traffic along Old Cooma Road and Googong Road provided that appropriate conditions are imposed and complied with.

The proposed development's impact in relation to access, transport and traffic has been assessed by Council's Development Engineer as being generally satisfactory. The design can be satisfactorily accommodated within the road reserve. Appropriate conditions are recommended to ensure satisfactory provision is made for access, transport and traffic.

The other relevant matters for consideration under Section 79C of the Act have also been considered and the duplication of Old Cooma Road is considered suitable for the site and will have an acceptable impact on the site, local area and neighboring properties.

Clarification of Conditions of Consent

A revised list of all conditions is provided in Appendix 1. Those conditions which have been revised or created are shown in blue.

In particular the revisions take into account the following matters raised by the Panel.

- Additional information received in relation to RFS requirements
- A requirement to provide designs for building platforms on identified steep sites including cross sections, long section finished ground levels and methods of retaining cut and fill.
- Rewording the requirements for engineering inspection hold points to maintain the current level of flexibility in the PCA inspection regime.
- Alternate native species to be planted in lieu of proposed Olive Street tree planting.
- Formalising the requirement to stop work if Aboriginal artifacts are discovered by changing it from a note to a condition.
- Deleting Sundays and Public Holidays from the hours when work is permitted.
- The draft conditions have been circulated to the applicant(s) and they have raised no objection to the draft conditions. The draft conditions have been accepted.

Conclusion

With the clarification and further assessment provided in this Supplementary Report it is recommended that the application be granted conditional approval.